

First Ward Neighborhood
Altoona
Blair County
Pennsylvania

HABS No. PA-5788

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PHOTOGRAPHS
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HISTORIC AMERICAN BUILDINGS SURVEY

FIRST WARD NEIGHBORHOOD

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Altoona is a city of workers, where there is neither the very rich nor the very poor; a city of homes and home owners; a city of railroad shops, and rolling stock and motive power. . . .¹

When Archibald Wright bought David Robeson's farm and began laying out lots in 1851, Andrew Green, who owned the adjacent farm, followed suit. Green's land lay between the present 7th and 11th streets, on both sides of the railroad tracks. The new town of Greensburg became the neighborhood of clerks working in the commercial center and of skilled workers employed at the shops. Large houses were constructed for successful merchants who formed the upper class, but most of the residences here were on a more modest scale. Single-family houses, set closely together, usually wood frame, constitute the fabric of the neighborhood.

Green, who had inherited 100 acres from his father-in-law, Michael Grazier, in 1851, subdivided his lands in a grid system, although the streets did not coincide with those on the Robeson land (Fig. 1.1). Green also introduced two diamonds into the plan, one that still exists at 9th and Chestnut streets, and one at 9th Street and 7th Avenue, which was soon forgotten. Following a Philadelphia precedent, the diamond is a public square where four streets intersect the middle of the square's sides. Usually intended as a public market space, the diamond at 9th and Chestnut may have served that purpose. In 1869, however, a formal market house was established at the corner of 11th Avenue and 11th Street.²

After plotting the land, Green sold seventy-five acres of it in 1854 to Robert H. McCormick. Green retained the parcel closest to the railroad tracks, which included both sides of 11th, Green, and Chestnut avenues--the first area to develop and thus the most valuable. McCormick acquired thirty acres adjacent to this parcel, including Lexington and Howard avenues, as well as forty-five acres across the tracks, in what would become the Second Ward.³

The Borough of Altoona was created in February 1854, and in summer 1855 the limits were extended to include Greensburg. As none of its streets connected with Altoona's, an agreement was reached that Main (later 11th), Green, Chestnut, and Lexington streets (later avenues) would open into Catherine (later 11th) Street.⁴ The west side of Greensburg became the First Ward of Altoona when the city was incorporated in 1868. (Although the boundary of the First Ward extends to 12th Street, the project area considered in this chapter lies between 7th and 11th streets.)

While a thriving downtown was being developed south of Greensburg, on the north side were

¹Official Program: Old Home Week, Altoona and Blair County (August 13-19, 1922), 2.

²William Donald Lingenfelter, "A Civil History of the Early Development of the City of Altoona" (Master's thesis, Pennsylvania State College, 1936), 95-96. J. H. Lant, Blair County Directory for 1870-71 (Altoona: Advance News Co., 1870), 122. A. J. Cassatt, then superintendent of motive power and machinery, was one of several managers of the Altoona Hall and Market Co. Cassatt went on to become the president of the PRR. Also, Map of Blair County, Pennsylvania (Philadelphia: Geil and Freed, 1859; 1983 reprint).

³Deed books: D/134, H/355.

⁴J. Simpson Africa, History of Huntingdon and Blair Counties, Pennsylvania (Philadelphia: Louis H. Everts, 1883), 148.

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some very different activities. Fairview Cemetery was located on a hillside north of the First Ward in 1857. At 7th Street and Howard Avenue, Altoona Hospital was opened in 1885. And between Chestnut and Howard, 7th and 4th streets, were the PRR's cricket grounds, developed by the company in 1892. East of Chestnut Avenue were the PRR's car shops, established in 1869, with the paint shops located near the corner of Chestnut and 7th.

The section of Greensburg nearest the tracks, which Andrew Green sold to individual owners, was primarily a wholesaling area. By 1859, the PRR had built its freight depot in Greensburg on the tracks near 11th Street. This building dictated the character of the two blocks nearest the tracks. As described in 1896, "The wholesale establishments are principally on 11th Street between 10th and 11th avenues, and Green and 11th avenues between 7th and 9th streets."⁵ Besides the warehouses and wholesalers, there was also some industrial activity in the nineteenth century, such as the planing mill at Green Avenue and 8th Street which, when it was built for McCauley and Allison prior to 1860, was the first planing mill in the city aside from the PRR's. There were also several gas works on 11th Avenue. Commercial activity centered on the diamond at 9th and Chestnut, the bridge at 9th Street insuring that this would be a major street. Today, few commercial or industrial buildings dating from the nineteenth century remain in the First Ward project area.

Greensburg served primarily as a residential neighborhood. While many of the houses on Chestnut Avenue were replaced by commercial buildings in the early twentieth century, and most of the buildings southeast of Green were demolished in the 1960s or '70s, the area that McCormick acquired along Lexington and Howard avenues still retains a large number of nineteenth-century residences. McCormick, who had a dry goods and grocery store on Chestnut Avenue, lived at 9th and Lexington until his death in about 1881; his house is no longer extant. McCormick sold lots to individual owners, particularly from 1868 to 1872, when he seems to have divested himself of most of his property. By 1878, McCormick owned only eleven 50'-wide lots. Although McCormick did not construct housing on a large scale, he may have had arrangements with some of the buyers, for in several cases the future buyer was living on the lot before actually purchasing it. The buyer may have constructed a house while paying off the land, and the deed of sale reflected only the sale of the land.⁶

In the First Ward, the avenues are primary thoroughfares. Each block, which measured anywhere from 175' x 265' to 325' x 265', was bisected by a 15'-wide alley that paralleled the avenue; the lots, measuring about 50' x 125', were perpendicular to the avenues and alleys, extending from one to the other. The most prestigious houses occupied one or more corner lots. Nearly all lots were occupied by 1882 (Fig. 1.1); in the 1901 tax assessment, only two lots were listed as vacant. Many more houses were constructed by subdividing the large lots; today, most lots are about 25' wide. The corner lots were also subdivided, so that houses faced the secondary streets.

The larger houses were constructed for successful merchants and businessmen. Usually brick, or at least brick-veneered, these included such mansions as those built in 1884 for Albert P. MacDonald, an

⁵Charles B. Clark, Semi-Centennial History of Blair County (Altoona: Privately printed, 1896), 62.

⁶See 1016 Howard Ave. (HABS No. PA-5793), where John Weston was listed as residing in that half of a double house in 1870 before he bought the half-lot from McCormick in 1872 for \$300 (Deed book 35/153); or 803 Lexington Ave. (HABS No. PA-5795), where Joseph Stouffer was listed as living in 1870 although he purchased two-and-a-half lots in 1871 for \$750 (Deed book 26/385). Because of the low prices of these lots, it is unlikely that houses were conveyed with the land.

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insurance agent, at 1307-09 9th St. (HABS No. PA-5802); in 1889 for Solomon Blumenthal, a boot and shoe merchant, at 1308 9th St. (HABS No. PA-5791); and in 1907 for John Seeds, a real estate and insurance agent, at 801 Lexington Ave. (HABS No. PA-5812). Louis Plack's house, described as the largest in the city in 1888, was constructed in the 1870s on Chestnut Avenue.⁷ Plack, a German immigrant, started a bakery and grocery business in 1852. He built a tannery in 1862 and a planing mill the next year. Plack was one of the largest landholders in the First Ward, owning ten pieces of property valued at \$93,000 in 1901.⁸

Large landholders were the exception in the First Ward, however. Of the 292 landowners in the First Ward in 1878, only twenty-six owned two pieces of property and twelve owned more than two. Most of the property was owned by the clerks and skilled workers who formed a solid middle class in Altoona. The tax-assessment records shed light on the people of the neighborhood: because of an occupation tax that was levied on all adult males, the occupations of all male residents were listed and assessed (Fig. 1.2). Although fifty women owned property in 1878, no woman was listed as having an occupation or was assessed for one. In 1878, the inhabitants were divided into thirteen separate ratings, roughly according to their annual incomes (Fig. 1.3). These thirteen ratings can be grouped into three classes:

upper (rated 90 to 200): 68
middle (rated 50 to 80): 239
lower (rated 20 to 40): 78

The overwhelming middle-class dominance is repeated in the 1901 tax assessment, which is divided into eight classes by the tax assessor (Fig. 1.4). In 1901, 54 percent of the First Ward's residents fell into one class--the fifth. Defined by the tax assessor as "clerks, preachers, [and] mechanics . . .," this class contained the skilled workers that were the backbone of Altoona. The group included blacksmiths, boilermakers, brakemen, car builders, carpenters, machinists, patternmakers, and upholsterers--all jobs clearly associated with the PRR. Furthermore, in 1878 and 1901, about an even number fell below this class as above. As might be expected, those in the upper classes owned more property than the lower classes. Curiously, though, laborers (generally rated at 30) in 1878 were more likely to own property than carpenters (generally rated at 60). When divided into three classes, 63 percent of those in the upper class owned property, compared to 34 percent of the middle, and 44 percent of the lower. By 1901, land ownership divided more logically. Only 11 percent of those in the laboring class (the seventh) and 17 percent of those in the skilled-worker class (the fifth) owned property, whereas 38 percent of those in the upper four classes did. Still, the occupations of the landowners constitute a varied list: insurance agent, machinist, cabinet maker, merchant, dentist, saddler, physician, blacksmith, and so on.

Examples of the more modest houses and their clerk and mechanic occupants include the double house at 1016-18 Howard Ave. (HABS No. PA-5793), built in the 1860s for Michael and John Weston and occupied over the years by William Gardner, a machinist; Albert Lyttle, clerk to the foreman of the

⁷Converted to the Juniata Club in the 1890s, the house had an apartment building added to the front of it in the early 1900s. The apartment building remains at 910-14 Chestnut Ave., although the house was demolished in 1988.

⁸Samuel T. Wiley and W. Scott Garner, *Biographical and Portrait Cyclopedia of Blair County, Pennsylvania* (Philadelphia: Gresham Publishing Co., 1892), 239. Charles B. Clark, *C. B. Clark's Altoona City Directory for 1888* (Altoona: Barclay Brothers Sun Steam Printers, 1888). Africa, 157-8. Tax Assessment Book, 1901.

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PRR; Edmund Murphy, assistant foreman of the PRR paint shops; Westley Downs, a machinist; and Ard Steel, another PRR clerk. Charles F. Dinkle, a cabinetmaker, built the house at 805 Lexington Ave. (HABS No. PA-5797) in 1872, and sold it a few years later to Jeremiah Weston, a carpenter. Units in Mary Wilson's double house at 708-10 Lexington (HABS No. PA-5799) were sold to Jacob Sauder, a carpenter and car builder, and Arthur Mechen, chief clerk to the master mechanic of the PRR.

Most First Ward inhabitants were American-born. In 1870, of 1,925 people living in the First Ward; about 10 percent (197) were foreign-born, less than the citywide average of 14 percent. Only fifteen (less than 1 percent) were black. Not only were First Ward residents American, they tended to have been born in Pennsylvania--all the more unusual in a city where no adults were native to that city. The households tended to be small, and usually nuclear. There were some boardinghouses, particularly near the shops, but these were in the minority. Live-in servants were rare, although the wealthier residents and some boardinghouse operators were likely to employ them. Generally, though, the houses were occupied by a husband, wife, and several children.⁹

These landowners and residents, and the nature of their work, are important to this study because of the buildings that survive them. These buildings reflect of what the occupation statistics indicate--that the neighborhood was one of largely a single class of workers. Their houses are generally one class of house--wood frame, freestanding, two-and-a-half stories, two or three bays wide. Interspersed with these are some double houses and some large, mansion-type houses, but the unity of the streetscape is impressive.

Again, the tax-assessment books shed light on the building stock. In 1878 and 1901, about 10 percent of the houses were described as double houses (forty-one of 359 in 1878; sixty-one of 625 in 1901). The buildings that survive reflect this. In addition, as appropriate for a one-class neighborhood, the houses are similar in size. Most have a 20'- to 25'-front; the double houses have a 15'- to 20'-front for each unit. While there are some grander houses, particularly on the corner lots, most are two-and-a-half stories on narrow lots. In 1878, brick houses were so rare that they were usually noted in the tax-assessment records as such--and valued at about three times the amount of wood-frame houses. By 1900, brick veneer over wood frame, an economical way to build a house that appeared to be brick, was popular. Of the ninety-five houses in the project area, fifty-seven are wood-frame with an original wood exterior, thirty-three are brick-veneered, and three are brick. The wood-frame buildings today have a variety of new coverings--vinyl, aluminum, asphalt, asbestos--as well as their original drop siding. Only one house is stone, and that is the front facade only; there is also one concrete- block exterior (Fig. 1.5).

Although only a few of the plans of these houses were surveyed, it is possible to make some generalizations, as they appear to be typical of urban housing. On three-bay houses, the door opens into a side hall; on two-bay houses, there is no hall, and the door opens directly into the front room. The basic plan is two rooms deep, with an additional room or rooms at the rear of narrower dimensions, so that a window in the rear wall gives light into the second room, which is probably also lit by windows in the side wall. If there is no hall to contain the stairway, then the stairway is located in the second room.

Within a certain sameness of size and materials, there is great variety in the form and style,

⁹U. S. Department of Commerce, Bureau of the Census, manuscript census for 1870, 1880, 1900, on microfilm.

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expressing the individuality of the homeowners. The shape and style of the houses vary depending on when they were built; therefore, they are reviewed chronologically:

Before 1882: Thirty-four houses built by 1882 are standing today. Most--twenty-nine --are wood frame with an originally wood exterior. The plans are rectangular or L-shaped; the walls tend to be flat, without projections. The windows are usually symmetrically arranged, and all of the same size. Front porches are common. Not all of these are original, but turned wooden columns like those on the porch at 803 Lexington Ave. (HABS No. PA-5795) probably are. No. 803 was constructed in the 1860s for Joseph Stouffer, a carpenter.

The roof shape often provides a key to the style and form. About half of these houses have a side-gable roof, where the ridge line parallels the street. The houses range from small, two bays wide, to double houses that are six bays wide. The house at 1001-03 Lexington (HABS No. PA-5796) is a six-bay double house with a side-gable roof. Built about 1870, early residents included Samuel K. McCormick, a carpenter, and William Spielman, a PRR clerk. The Charles B. Dudley House at 802 Lexington (HABS No. PA-5502) was built as a rental property for Andrew J. Sprankle in 1872. It has a side-gable roof and a three-bay front. The ornament that survives on these buildings is usually modest; the cornice may have small paired brackets, or, more commonly, cornice returns on the gable end. Although the facades are usually flat, three houses have two-story projecting bays.

Front-gable roofs, where the ridge line is perpendicular to the street, are reminiscent of the temple form popularized by the Greek Revival style. Only five such houses remain, but, significantly, few houses built after 1882 have this roof. The front-gable house usually has cornice returns, and can be two, three or five bays wide. Stouffer's house at 803 Lexington is a good example of this form.

Mansard roofs, where the roof changes pitch to become nearly vertical--thus providing another usable story--were also built in this period. Usually the mansard is just in the front and rear, not on the sides, which are not prominent because the houses sit close together. On these, the mansard is very steep, and always punctuated by dormer windows.

The last roof type in this period is the cross-gable, which is a side-gable roof with a cross-gable facing front. Reminiscent of the Gothic Revival style, the cross gable is picturesque, creating shadow and variety. In this period, the cross gable is always in the center of the roof to preserve the symmetry. The gable serves as a place for ornament, such as fishscale shingles or a decorative window.

1882-94: Twenty-one houses not present in 1882 appear on the 1894 Sanborn Fire Insurance Map, and are extant today: one is brick, eight are brick-veneered, and eleven are wood-framed; one stone front also dates from this period. Some large buildings date from this period, occupying large lots with irregular plans and a variety of projections and detail reflecting the popularity of the Queen Anne style. A good example of this is the Solomon Blumenthal House at 1308 9th St. (HABS No. PA-5791), built for a merchant. The double houses emulate the mansions, such as the house at 915-17 Lexington (HABS No. PA-5804), dating from 1889, which like the Blumenthal House has a complex roofline and projecting bays. In the smaller buildings, too, the buildings tend to be irregular and asymmetrical; this is often achieved with projecting bays, cross gables, and paired or multi-sized windows. The ornament is heavier, with large brackets at the cornice, elaborate window surrounds, and jigsaw brackets on the porches.

The most popular roof during this period is the cross gable, which often surmounts, or is used in

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conjunction with, a two-story projecting bay. Contrasting examples of this are found at two houses that date from the 1880s. The house at 808 Lexington, built for William and Amanda Kantner (HABS No. PA-5805), features the central cross gable, while a two-story projecting bay is off center. The house at 1401 10th St. (HABS No. PA-5801) was constructed for machinist Joseph White, and has a cross gable directly over the asymmetrical projecting bay. Other roof types persist from the earlier period, including side-gable and mansard. One flat roof appears at 1009 Chestnut (HABS No. PA-5808)--an unusual stone-fronted house built in 1889 for grocer Martha J. Wolf.

1894-1901: The twelve houses built between 1894 and 1901 continue to be irregular in plan and highly ornamented. Two major roof types are represented. One is the hip roof, which is always accompanied by cross gables, dormer windows or towers. The Alice MacDonald House (HABS No. PA-5810) at 1305 9th St. has an extremely steep hipped roof, covered with slate. The cross-gable roof is invariably asymmetrical and crowns a projecting bay. The Frederick and Lisette Ball House (HABS No. PA-5811) at 707 Lexington, built for an assistant foreman at the PRR, features a steep cross gable, asymmetricaly placed, but with some Neoclassical ornament. On houses of this period, the variety and lack of flat surfaces on the roofs are reflected in the walls, which have projecting hays that are angular or rounded. Ornament at the cornice and on the variety of porches continues.

1901-09: Between 1901 and 1909, eighteen houses were constructed. In some cases, these continue the forms of the previous decade, with asymmetry and three-dimensionality featured. Others tend toward flatter surfaces, as the Classical Revival style begins to make itself felt. The house at 1401 9th St. or the double house at 1301-03 10th St. are examples of this. Two buildings have gambrel roofs, much like the mansard but turned so there is a gable in front. The gambrel roof appears frequently in areas of Altoona developed at this time. One double house, at 1303-05 7th St. (HABS No. PA-5813), has a parapet and a flat roof. This sophisticated design has single windows grouped together at the third story, and gently projecting bays on the first and second stories. The double house at 710-12 Chestnut is constructed of a rusticated concrete block--an unusual material.

1909-32: Very little new housing was constructed in this neighborhood after 1910. From 1910 to 1920, the population of the ward grew by only about 100, or 2 percent, contrasted to a 30 percent growth in the decade from 1870 to 1880. Only one of the nine houses built between 1909 and 1932 had an original wood exterior. Buff brick, used as a veneer, appeared on two new houses from this period. Alfred Finney's house at 1011 Howard Ave. (HABS No. PA-5934) is one of them; the house also has a slate-covered side-gable roof.

Non-Residential Buildings: As noted above, few nineteenth-century commercial and industrial buildings survive in the First Ward to illustrate the nature of the blocks closer to the railroad tracks. Representative of the surviving commercial buildings is the Altoona Mirror Building (HABS No. PA-5814) at 1000 Green Ave. Designed in a functional, semi-industrial style by architect Julian Millard, the three-story building is constructed of reinforced concrete--a new use of this material for Altoona--and faced with brick. Dedicated on April 15, 1912, the building has additions on two sides.

The First Ward had its share of institutional buildings. The Chestnut Avenue Methodist Church was located at 10th and Chestnut in the nineteenth century; today there are no churches in the study area. A public school at 10th and Lexington served the ward; it too has been demolished. One of the more interesting institutions is the Altoona Gymnasium (HABS No. PA-5815) at 9th and Lexington. Constructed in 1924, the Classical Revival building was financed by public subscription. The gymnasium

soon encountered financial difficulties and was taken over by the Altoona YMCA in 1931. The Altoona YMCA also took over the cricket club when the PRR pulled out, and managed the golf course and clubhouse for three years.¹⁰

Despite buildings such as the gymnasium and the commercial and industrial buildings that serve the entire city, the First Ward is above all a neighborhood. The variety of single-family and double houses that reflect the history of a clerk-and-mechanic neighborhood built over the last half of the nineteenth century is a rich resource.

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¹⁰Altoona Mirror (August 6, 1949). Altoona (Chamber of Commerce, 1925), 58.

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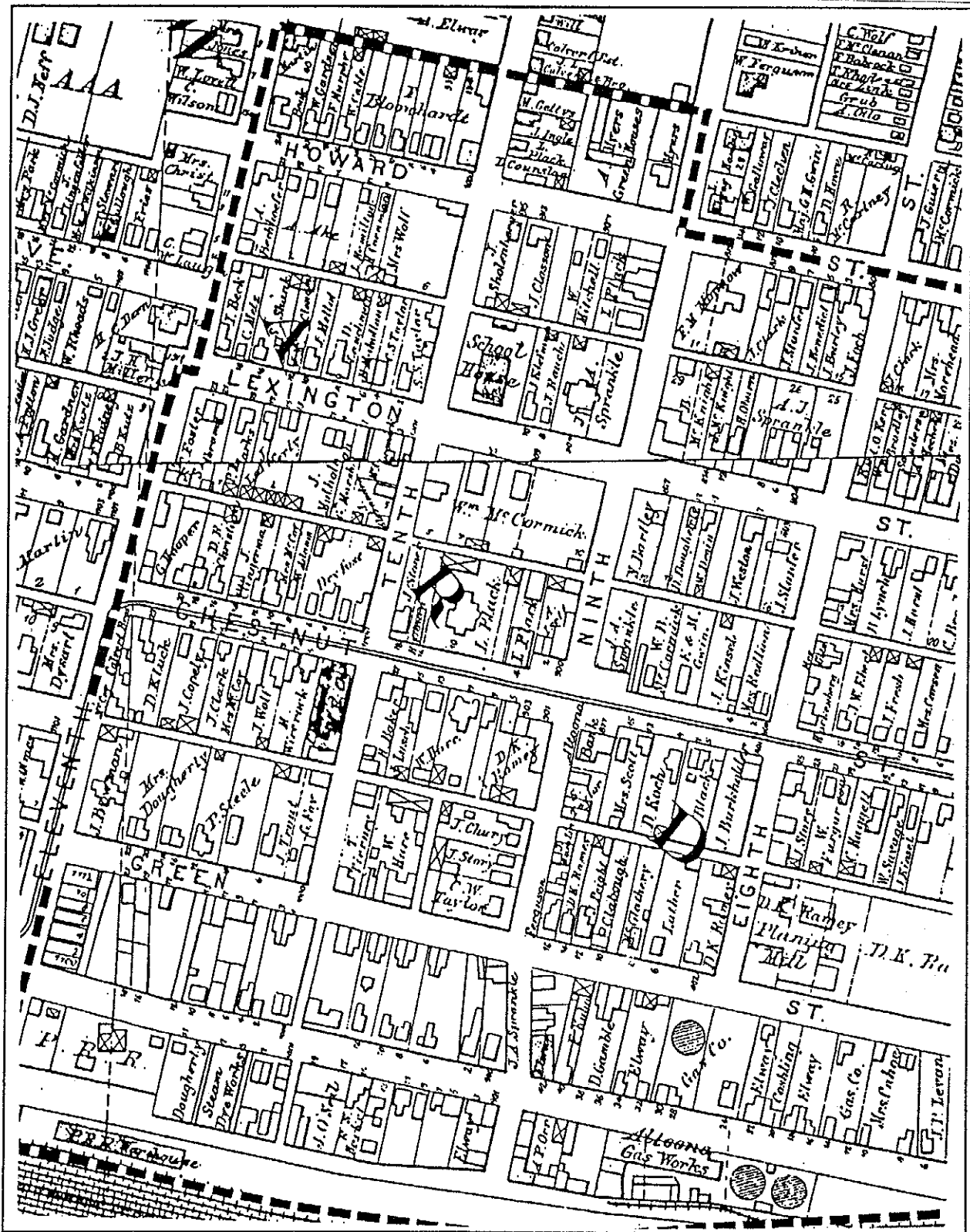
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PROJECT INFORMATION

This report was part of a larger project to document the city of Altoona, Pennsylvania. The project was undertaken by the Historic American Buildings Survey/Historic American Engineering Record (HABS/HAER), Robert Kapsch, chief, at the request of America's Industrial Heritage Project (AIHP), Randy Cooley, director. An overview of the history of the city (HABS No. PA-5784) provides context for these buildings as well as a comprehensive list of sources. See also additional HABS reports on buildings in the city and other neighborhoods.

This report was prepared by HABS Senior Historian Alison K. Hoagland, project leader and editor, in the summer of 1989. Hoagland's and other project historians' work was published as Railroad City: Four Historic Neighborhoods in Altoona, Pennsylvania (Washington, D.C.: HABS/HAER, National Park Service, 1990), edited by Kim E. Wallace, supervisory historian, and Sara Amy Leach, HABS historian.

Fig. 1.1 Detail of First Ward Project Area showing owners and "footprints" of buildings on each lot. Map of the City of Altoona, Blair County, Pennsylvania, 1882.



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Fig. 1.2 Occupation of Residents of the First Ward, 1901 tax-assessment records.

Occupations of Residents of the 1st Ward, 1901		
9 Agents	7 Conductors	2 Pattern Makers
1 Alderman	1 Dairyman	1 Pension Agent
3 Apprentices	2 Dentists	2 Photographers
1 Assistant Engineer, Motive Power	1 Dispatcher	2 Physicians
3 Assistant Foreman	3 Draughtsmen	1 Plasterer
2 Attorneys	3 Druggists	2 Plumbers
1 Bag Master	3 Editors	2 Policemen
1 Baker	5 Electricians	2 Porters
4 Bar Tenders	9 Engineers	1 Post Master
2 Barbers	8 Firemen	3 Printers
12 Blacksmiths	3 Flagmen	1 Registrar & Recorder
3 Boilermakers	9 Foremen	1 Restaurateur
1 Boltmaker	1 Freight Agent	3 Retired
4 Bookkeepers	1 Gateman	1 Saddler
11 Brakemen	14 Gentlemen	6 Salesmen
5 Butchers	1 Gun Smith	1 Secretary
17 Cabinet Makers	1 Huckster	2 Shoemakers
1 Caller	7 Insurance Agents	1 Slate Roofer
23 Car Builders	1 Inspector	1 Steamfitter
2 Car Inspectors	7 Invalids	1 Steward
17 Carpenters	3 Jewellers	3 Students
1 Carpet Weaver	114 Laborers	2 Superintendents
4 Carvers	1 Landlord	2 Tailors
1 Caterer	3 Liverymen	3 Teamsters
1 Cattle Dealer	1 Machine Hand	1 Tile Setter
1 Caulker	34 Machinists	5 Tinnerns
1 Chef	27 Merchants	2 Undertakers
1 Chemist	1 Milk Dealer	4 Upholsters
3 Civil Engineers	3 Ministers	1 Vet. Surgeon
60 Clerks	2 Motormen	1 Wagonmaker
2 Coal Dealers	3 Moulders	4 Waiters
1 Collector	3 Operators	
	17 Painters	

Fig. 1.3 Classes of Occupations in the First Ward, 1878 tax-assessment records.

Classes of Occupations in the First Ward, 1878		
<u>Rating</u> *	<u>Occupations</u> **	<u>Number</u>
200	physician	1
150	merchant, editor, etc.	9
125	attorney, foreman, gentleman	3
100	merchant, conductor, engineer, foreman, innkeeper, clerk, gentleman, agent, jeweller, operator, etc.	64
90	water superintendent	1
80	merchant, clerk, shoemaker, carpenter, engineer, butcher, conductor, dispatcher, fireman, foreman, tailor, tinner, upholsterer, etc.	79
75	merchant	2
70	carpenter, brakeman, clerk, machinist, blacksmith, cabinet maker, fireman, painter, etc.	37
60	carpenter, clerk, machinist, painter, flagman, brakeman, butcher, drayman, printer, tinner, etc.	104
50	clerk, laborer, bottler, gunsmith, janitor, mechanic, policeman, etc.	17
40	laborer, teacher, drayman	4
30	laborer, teamster, invalid	62
20	invalid, shoemaker	2
	Total	385
<p>* As determined by the tax assessor, who is instructed to rate "at what you shall believe to be the actual yearly income arising therefrom." ** Self-described; listed in order of frequency within each rating.</p>		

Fig. 1.4 Classes of Occupations in the First Ward, 1901 tax-assessment records.

Classes of Occupations in the First Ward, 1901			
	<u>Rating</u> *	<u>Occupations</u> *	<u>Number</u>
1st	\$400	banker, superintendent, broker	32
2nd	300	lawyer, physician	18
3rd	200	merchant, agent, lumberman, editor, landlord, manufacturer, contractor	115
4th	150	railroad conductor, engineer, roller, helper, gentleman, grocer, liveryman, boss, butcher, county and state officers	102
5th	140	clerk, preacher, mechanic, constable, telegraph operator, teacher, justice of the peace, policeman, postmaster	630
6th	120	restaurant keeper, nailer, boarding house keeper	3
7th	100	laborers of all kinds	264
8th	20	invalid	13
		Total	1148

*As determined by the tax assessor.

Fig. 1.5 Frame and Exterior Materials of Houses in the First Ward Project Area.

Frame and Exterior Materials of Houses in the First Ward Project Area							
Materials	<u>Pre-1882</u>	<u>1882-1894</u>	<u>1894-1901</u>	<u>1901-1909</u>	<u>1909-1932</u>	<u>Not Dated</u>	<u>Total</u>
wood frame, wood exterior	29	11	5	9	1	2	57
wood frame, brick veneer	3	8	7	8	7	0	33
brick walls, brick exterior	2	1	0	0	0	0	3
other		1		1			2
Total	34	21	12	18	8	2	95

Source: Research on the extant buildings in the project area relied on maps cited in the bibliography. These maps indicate an approximate date of construction; where the information was ambiguous, the building was listed in the "not dated" category. The maps also indicate structural and exterior materials.